

039.0

0001

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

604,700 / 604,700

USE VALUE:

604,700 / 604,700

ASSESSED:

604,700 / 604,700


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
19		YALE RD, ARLINGTON

Legal Description		User Acct
		25608
GIS Ref		
GIS Ref		
Insp Date		10/31/18

OWNERSHIP		Unit #:
Owner 1:	MAGGINI ELIO A & JACQUELINE H TR	
Owner 2:	JACQUELINE H MAGGINI REVOCABLE	
Owner 3:	ELIO A MAGGINI REVOCABLE TRUST	
Street 1:	15 DOUGLAS ST	
Street 2:		

Twn/City: CAMBRIDGE		
St/Prov:	MA	Cntry
Postal:	02139	Type:

PREVIOUS OWNER		
Owner 1:	RUSSELL CATHLEEN M TRUSTEE -	
Owner 2:	CATHLEEN RUSSELL TRUST -	
Street 1:	19 YALE RD	
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry
Postal:	02474	

NARRATIVE DESCRIPTION		
This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1954, having primarily Vinyl Exterior and 1152 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.		

OTHER ASSESSMENTS			
Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	64.	0.97	3									389,761						389,800	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
7/19/2019	1104	Insulate	1,100	C					10/31/2018	MEAS&NOTICE	HS	Hanne S											
									1/13/2009	Meas/Inspect	294	PATRIOT											
									3/30/2000	Inspected	276	PATRIOT											
									2/20/2000	Mailer Sent													
									2/17/2000	Measured	197	PATRIOT											
									8/16/1993		KT												
										Sign:	VERIFICATION OF VISIT NOT DATA												

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 5 - Cape	Sty Ht: 1H - 1 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Average	A Bath:	Rating:	OF=SINK IN BMT.												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	Prime Wall: 4 - Vinyl	Sec Wall:	3/4 Bath:	Rating:	A 3QBth:	Rating:													
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE	View / Desir:	1/2 Bath:	Rating:	A HBth:	Rating:													
OthrFix: 1	Rating: Poor	OthrFix: 1	Rating: Poor	OthrFix: 1	Rating: Poor	OthrFix: 1	Rating: Poor													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID												
Grade: C - Average	Year Blt: 1954	Eff Yr Blt:	Alt LUC:	Kits: 1	Rating: Average	A Kits:	Rating:	1st Res Grid Desc: Line 1 # Units 1												
Jurisdct:	Const Mod:	Lump Sum Adj:	Alt %:	Fpl: 1	Rating: Average	Frpl: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
INTERIOR INFORMATION				CONDOS INFORMATION				Other												
Avg Ht/FL: STD	Prim Int Wal	2 - Plaster	Sec Int Wall:	Total Units:	Floor:	% Own:	Name:	Upper												
Partition: T - Typical	Prim Floors:	3 - Hardwood	Sec Floors:	Phys Cond: AG - Avg-Good	26.4 %	Exterior:	No Unit	RMS	BRs	FL										
Bsmnt Flr: 12 - Concrete	Subfloor:	Electric:	Override:	Functional:	%	Interior:	1	6	2											
Bsmnt Gar:	Insulation:	2 - Typical		Economic:	%	Additions:														
NBHD Inf: 1.00000000	Int vs Ext:	S		Special:	%	Kitchen:														
NBHD Mod:	Heat Fuel:	2 - Gas		Override:	%	Baths:														
LUC Factor: 1.00	Heat Type:	1 - Forced H/Air				Plumbing:														
Adj Total: 291979	# Heat Sys:	1				Electric:														
Depreciation: 77083	% Heated:	100	% AC:			Heating:														
Depreciated Total: 214897	Solar HW:	NO	Central Vac:			General:														
CALC SUMMARY				COMPARABLE SALES				REMODELING				RES BREAKDOWN								
Basic \$ / SQ: 110.00	Size Adj.: 1.35000002	Const Adj.: 0.98745072	Adj \$ / SQ: 146.636	Rate	Parcel ID	Typ	Date	No Unit	RMS	BRs	FL									
Other Features: 84000	Grade Factor: 1.00	NBHD Inf: 1.00000000	NBHD Mod:	1	6	2														
LUC Factor: 1.00	Adj Total: 291979	Depreciation: 77083	Depreciated Total: 214897	WtAv\$/SQ:	AvRate:	Ind.Val														
MOBILE HOME				Juris. Factor:	Before Depr:	146.64														
Make: Model: Serial # Year: Color:				Special Features: 0	Val/Su Net:	106.60														
SPEC FEATURES/YARD ITEMS				Final Total: 214900	Val/Su SzAd:	186.55														
PARCEL ID 039-0-0001-0012.0																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101								
More: N				Total Yard Items:				Total Special Features:				Total:								